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ABSTRACT

The neighborhood, whether reestablished in the city or in a new town, at its best avoids not only racial and income segregation, but also age segregation. Since the three-generation family within a single dwelling no longer is likely, the neighborhood should be restored to accommodate all generations. This study explores how the concept of neighborhood can be reestablished and how it can become a three-generation neighborhood. (Author/MLF)

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THE THREE GENERATION NEIGHBORHOOD

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U.S. DEPARTMENT OF HEALTH, EDUCATION & WELFARE
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Lewis Mumford, in "The Urban Prospect" (Harcourt, Brace & World, Inc., New York, 1968) says we have experienced in America three migrations – 1) the first cleared the land west of the Alleghenies and opened the continent, 2) the second brought towns, factories and railroads, and 3) the third filled the cities. In response to new ideals, wants, methods and abilities, we are now set for a fourth migration which will be, or at least should be, less power-centered and mechanistic, more life-centered and humanistic with new concern for local government – toward the revitalization of city neighborhoods, the development of existing smaller centers, and the establishment of new towns.

Mumford has been an influential and consistent critic of cities, even before publishing "The Culture of Cities" (1938), continuing with "The City in History" (1961), and the New Yorker articles, etc. In the recent book, "The Urban Prospect," writer Mumford discusses ideas of modest scale that planners, architects, and designers should explore. The first chapter titles outline the message:

"Planning for the Phases of Life,"
"Quarters for an Aging Population," and
"Neighborhood and Neighborhood Unit."

The neighborhood, whether re-established in the city, or in a New Town, at its best avoids not only racial and income segregation, but also age segregation. Since the three-generation family within a single dwelling no longer is likely, the neighborhood should be restored to accomodate all generations.

Note the unfortunate trends in recent years – more and more medical services move to over-whelming Medical Centers (the "warehousing of disease") – housing authorities and private groups promote isolated Housing for the Elderly – huge Education Parks are proposed which would necessitate busing children out of neighborhoods.

This study, in response to Mumford's ideas, explores how the concept of neighborhood can be re-established – and how it can become a three generation neighborhood.

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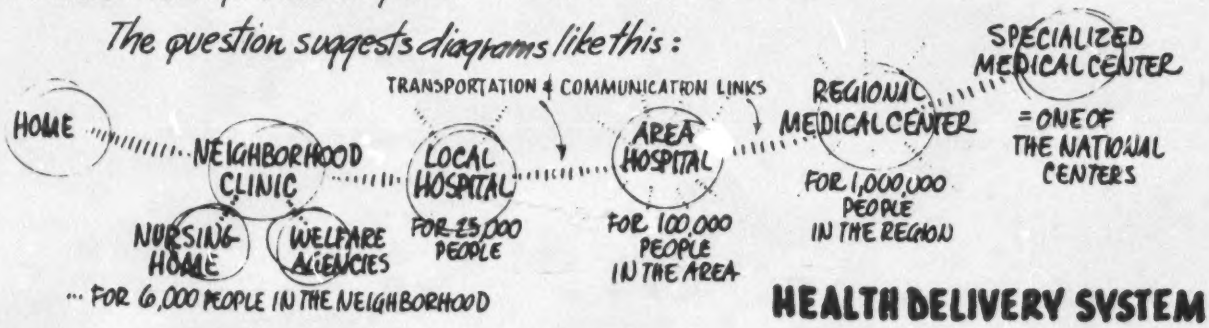
Considering health facilities –
who is planning new systems, inter-related facilities, more widely dispersed, closer to the people, with some less expensive and more convenient intermediate units between the large and costly medical centers and homes?

The question suggests diagrams like this:

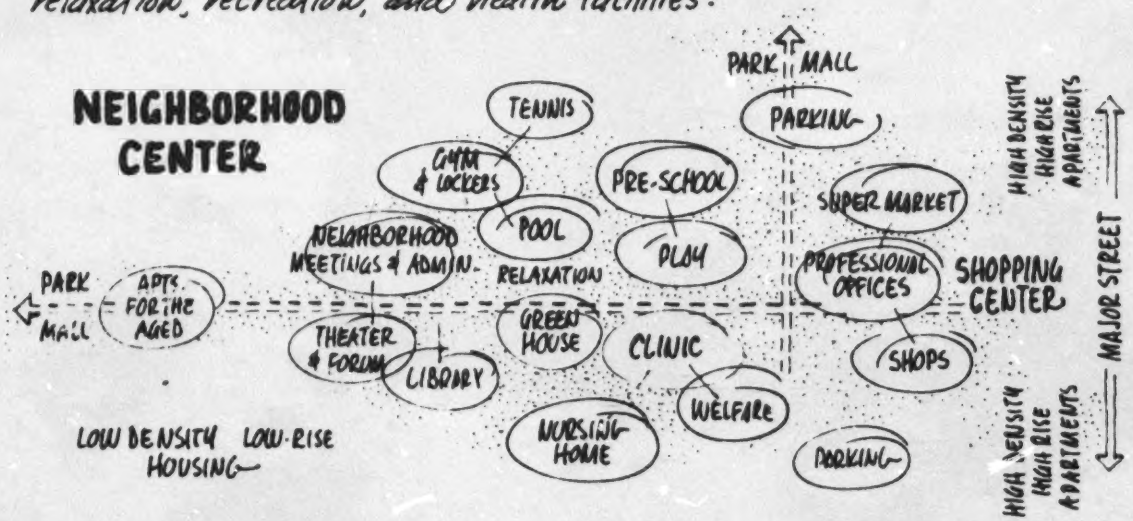


HEALTH DELIVERY SYSTEM

For each individual, minor health services, maternity care, non-intensive care, etc., can occur at home, or a few blocks away (by sidewalk) at the neighborhood clinic, or a mile away (by bus or car) at the local hospital (which is a convenient branch of the larger area hospital.)

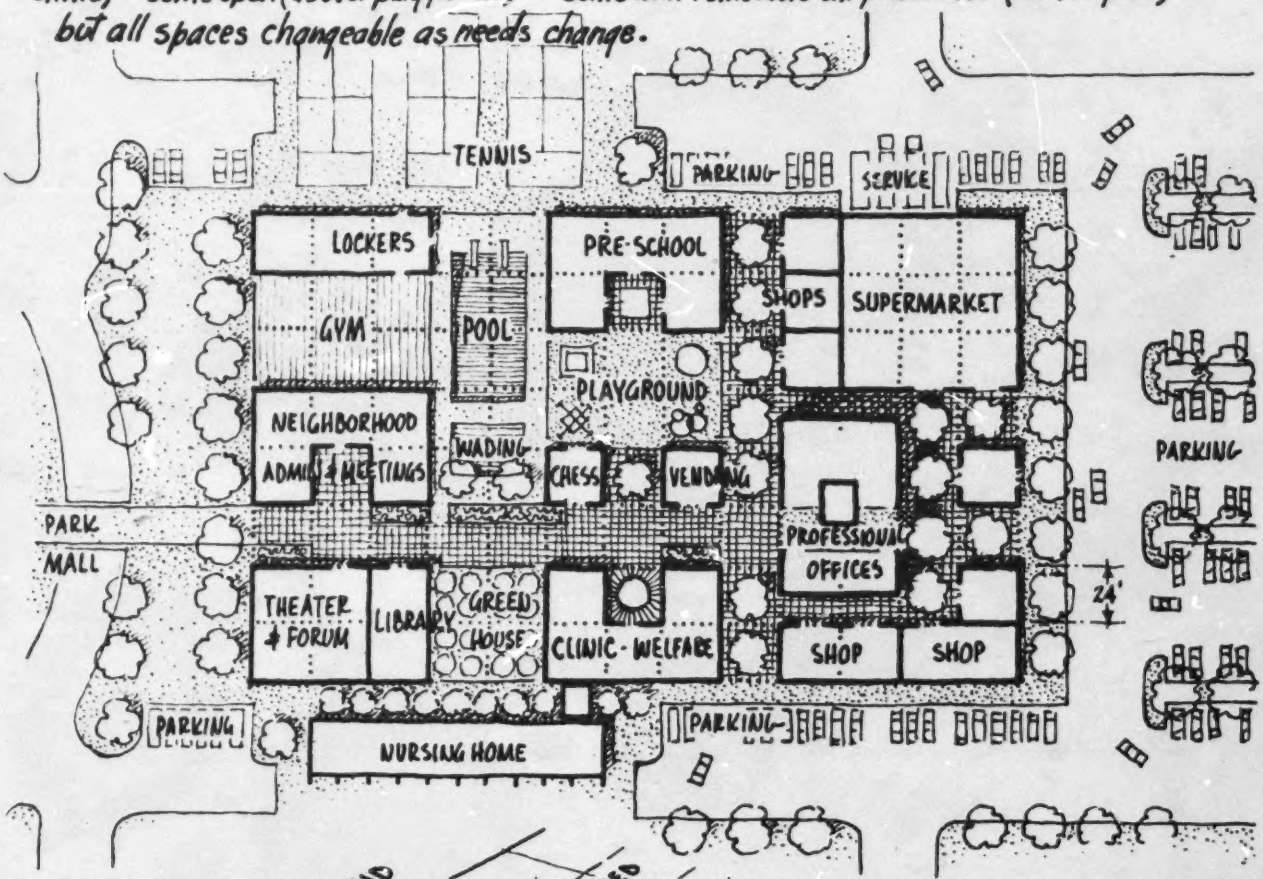
The neighborhood clinic, in addition to providing health services for infants, children, adolescents and adults (including visiting nurse, welfare, and school health program services) also relates to the needs of older citizens and is easily accessible from their nearby apartments and nursing home.

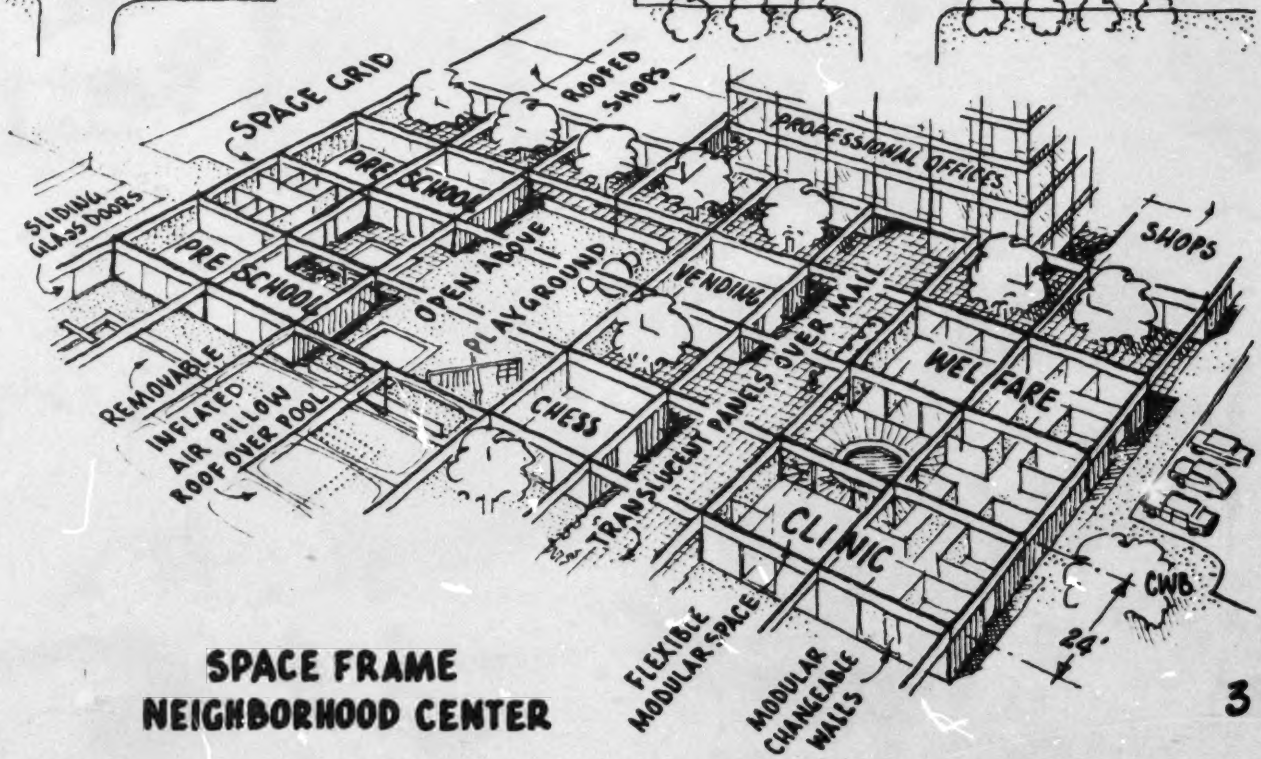
A neighborhood complex consisting of closely related building units seems most appropriate. It should be the community center, with space for commerce, pre-school, library branch, neighborhood meetings and administration, relaxation, recreation, and health facilities.



The idea needs a space system –
– to provide flexible, adaptable space for both young and old.

Create a flexible, modular, space frame for all neighborhood center facilities — -- a cluster of 104 (=13x8) 24'x24' space modules under a space grid — some roofed (as for Clinic) — some open (as over playground) — some with removable air pillow roof (as for pool) — but all spaces changeable as needs change.

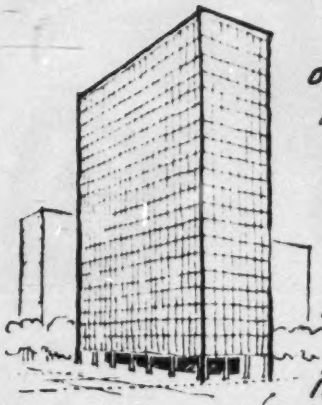




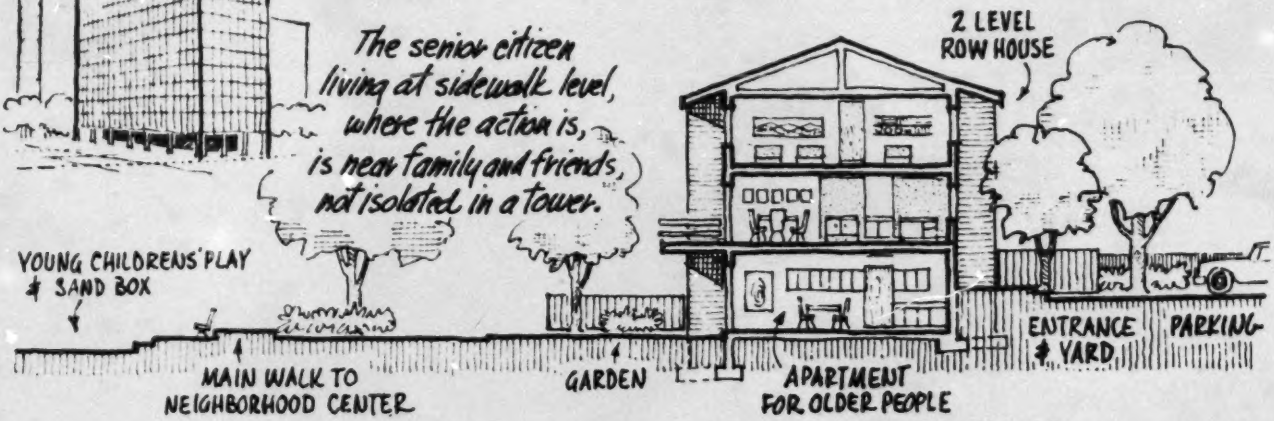
SPACE FRAME
NEIGHBORHOOD CENTER

3

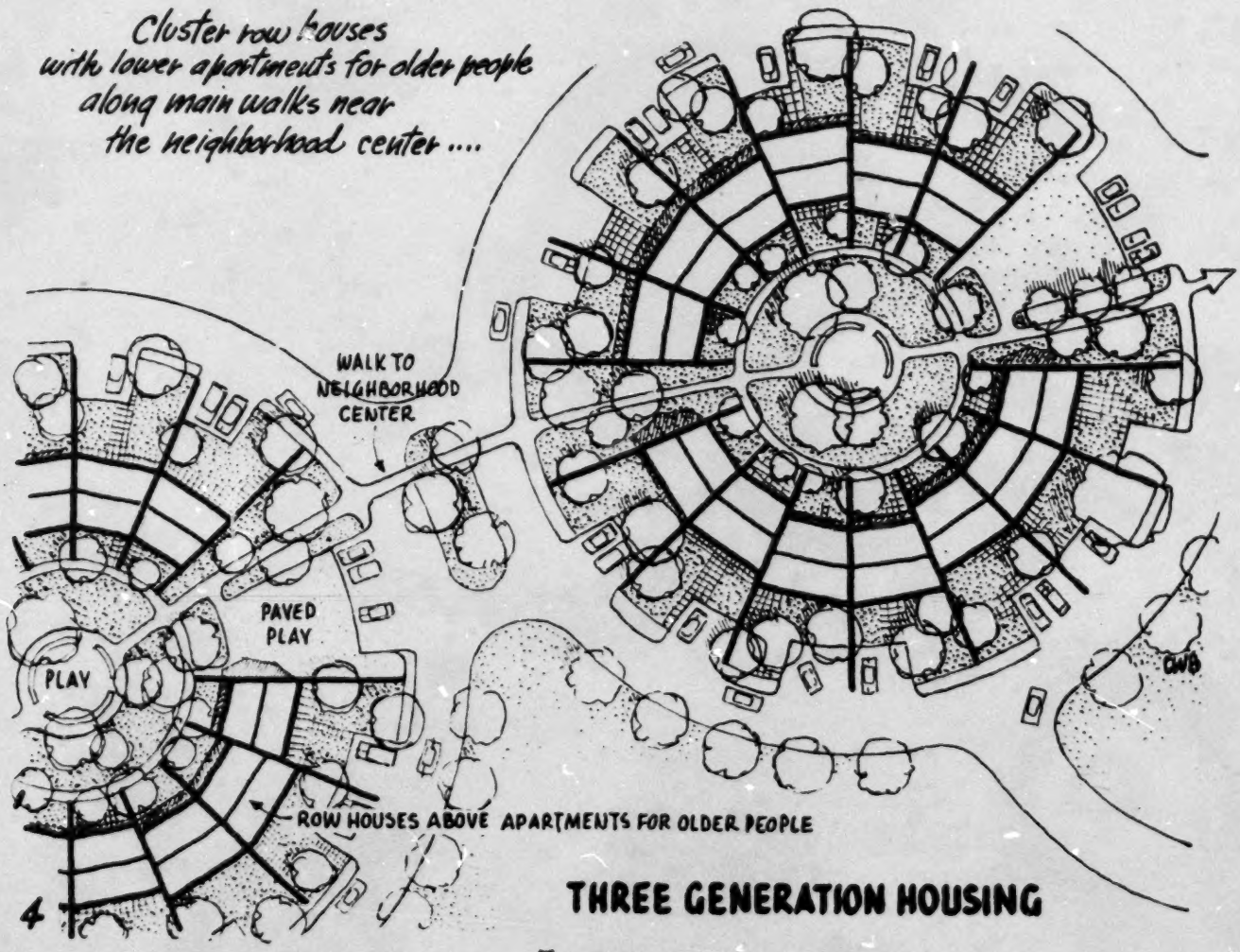
As opposed to the usual senior citizen high-rise slabs, older people need ground level apartments. They can be located on main walks near the neighborhood center, near shops, recreation, playground for small children, and the clinic. Mumford suggests 3-floor row houses, with ground level apartments for older people. OK....



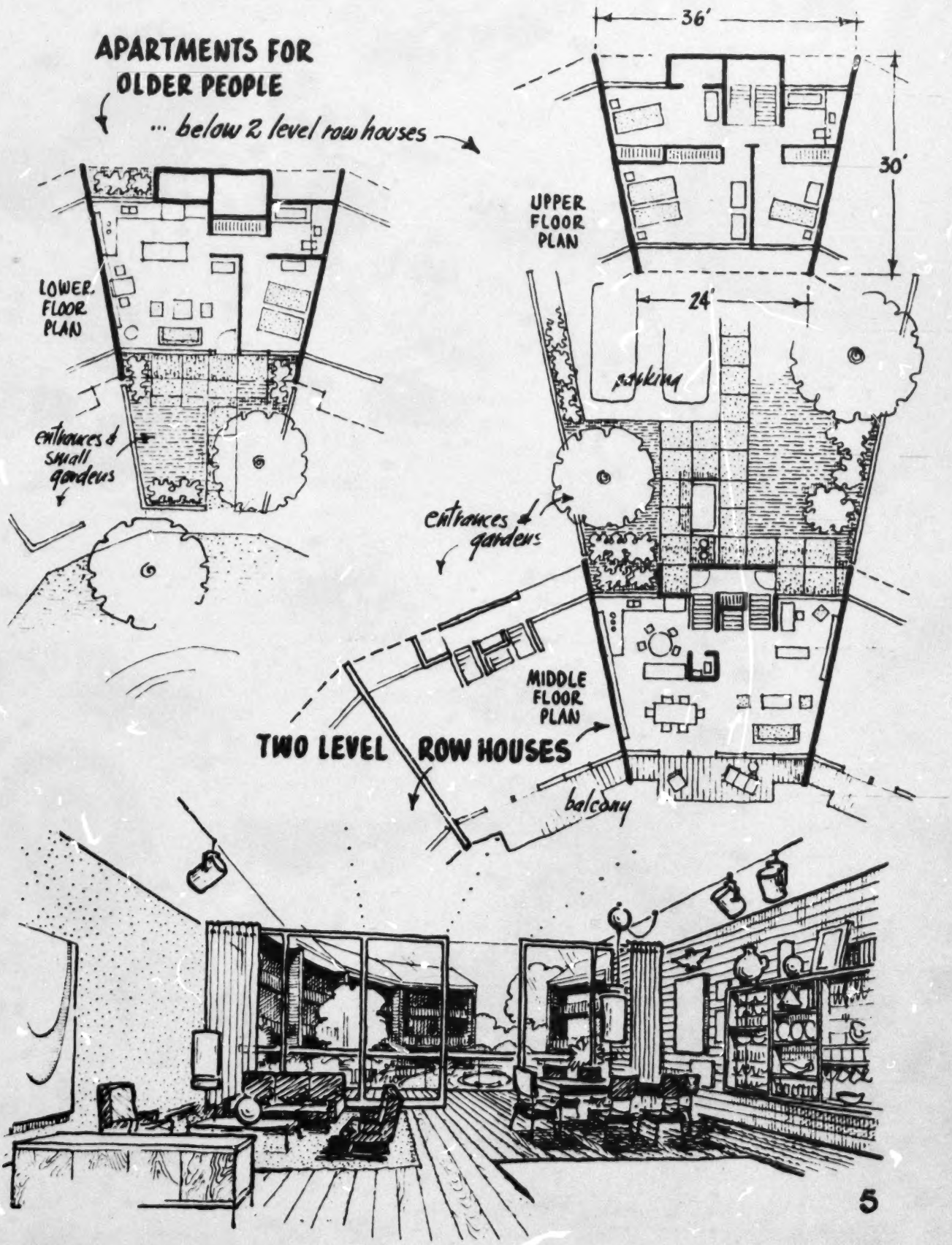
The senior citizen living at sidewalk level, where the action is, is near family and friends, not isolated in a tower.



Cluster row houses with lower apartments for older people along main walks near the neighborhood center....



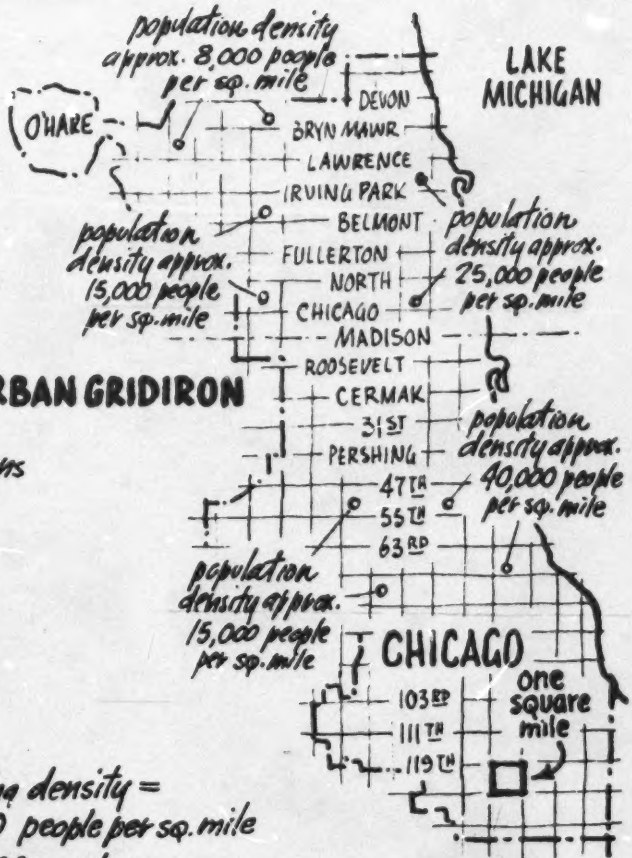
THREE GENERATION HOUSING


APARTMENTS FOR OLDER PEOPLE
... below 2 level row houses
36'
30'
UPPER FLOOR PLAN
24'
LOWER FLOOR PLAN
parking
entrances & small gardens
entrances & gardens
MIDDLE FLOOR PLAN
TWO LEVEL ROW HOUSES
balcony

5

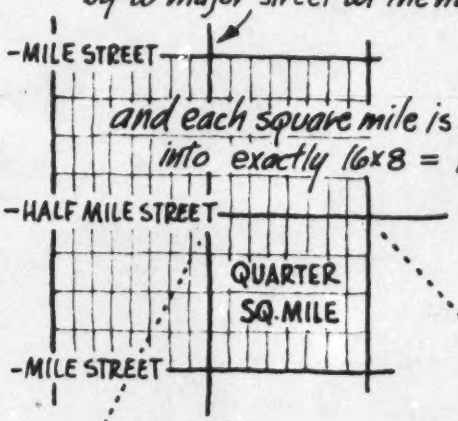
Urban application of the neighborhood center concept...

for example—
Chicago's basic form, established in the 19th century, is a regular gridiron pattern...



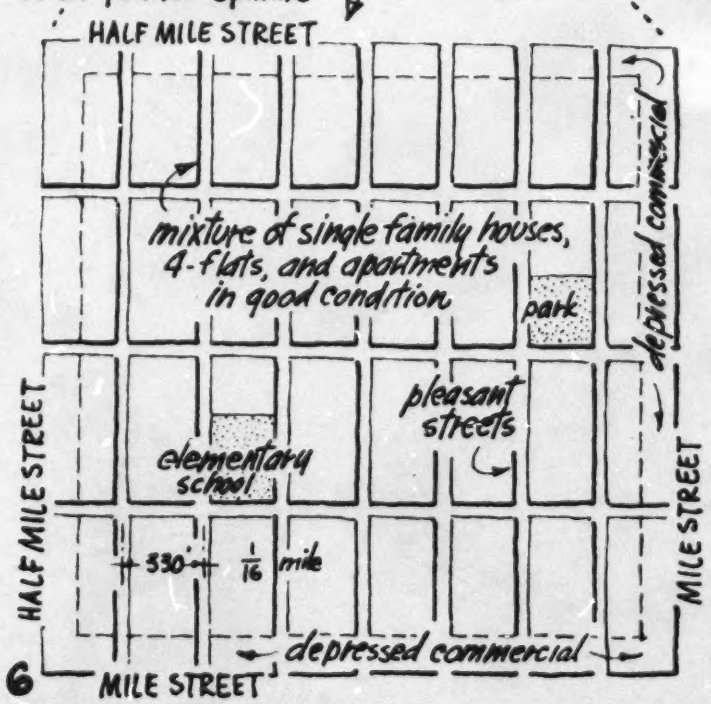
THE URBAN GRIDIRON

Each square mile is bisected in both directions by a major street at the half mile



Typical existing density =
16,000 people per sq. mile
= 4,000 people per quarter sq. mile (which could be increased)
= a good population for a neighborhood.

Each quarter sq. mile



EXISTING CONDITIONS

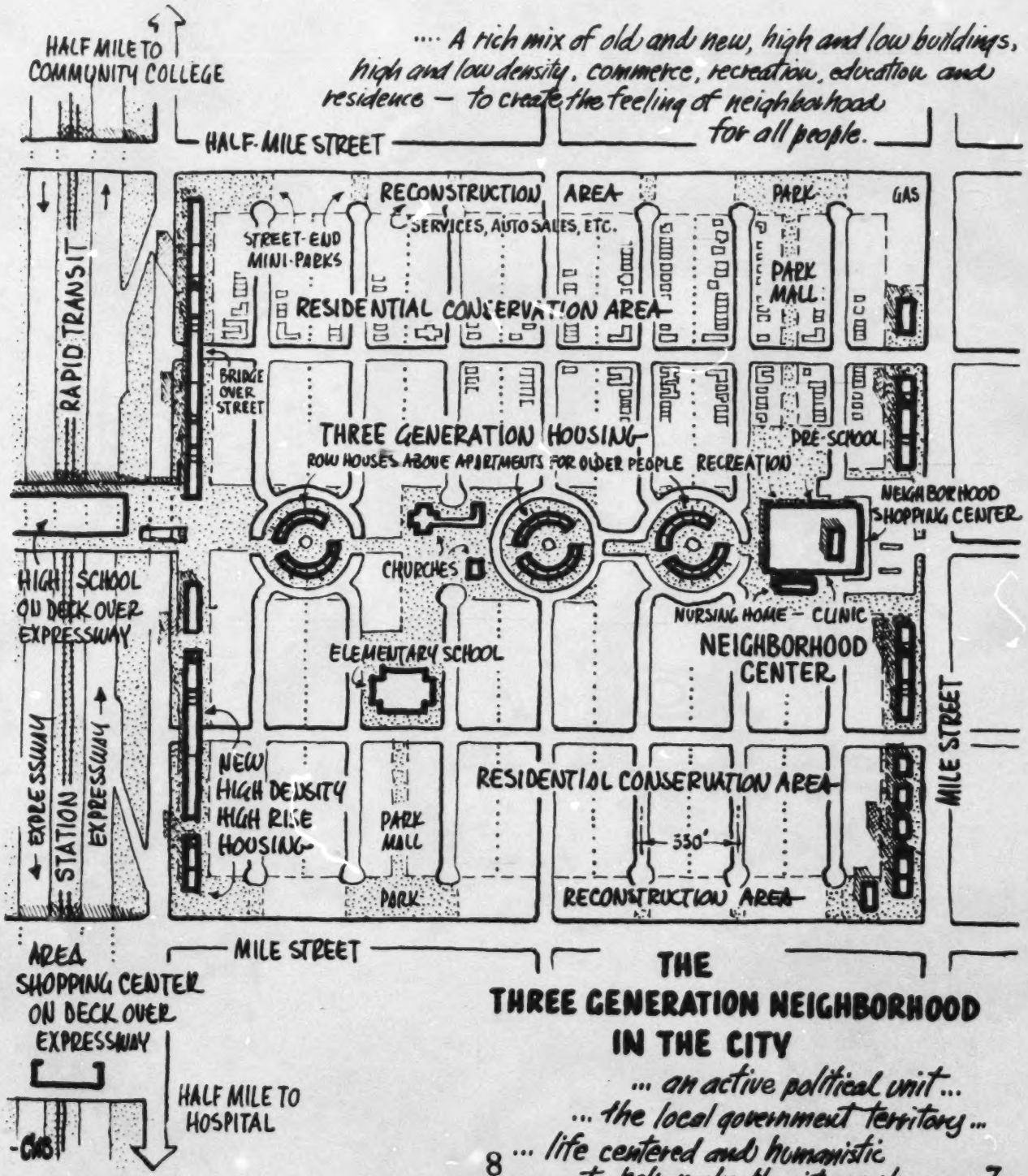
... generally agreeable interior streets, with houses and apartments.

... major perimeter streets especially one mile streets (zoned commercial) are depressed, with many ugly, marginal, and vacant properties.
(= an opportunity zone for new apartment development.)

... inadequate open space and parks; no neighborhood center, no pre-school, no health facilities.

... a need for new life, new housing, new commerce, and new community facilities...
... for three generations.

A three generation neighborhood
for 6000 people
based on partial conservation and partial reconstruction
of a typical urban quarter square mile ....



THE
THREE GENERATION NEIGHBORHOOD
IN THE CITY

... an active political unit...
... the local government territory...
... life centered and humanistic
to help make the city work.